

A fair way to compare tax rates

It's difficult to compare property taxes among municipalities because homes aren't always assessed at their current fair market value. The tax rate, which relates to spending by municipalities, schools and other taxing districts, is adjusted up or down depending on how close assessments are to fair market value.

The tax rates below are used to calculate your property tax bill. The assessment ratio below shows how close assessments in your municipality are to fair market value. A ratio of 0.80, for example, means homes are assessed at about 80 percent of fair market value.

To compare municipalities, use the rates below, which show all municipalities as if assessed at fair market value. The tax listed shows the bill for a \$200,000 fair market value home. The change shows the percentage increase or decrease, and the dollar difference, in the tax rate and bill over 2010. These numbers won't be found on any tax bill.

		ON YOUR BILL		FAIR COMPARISON			
CITIES	School district	Assessed value tax rate per \$1,000*	Assessed ratio to fair market value**	Fair market value tax rate per \$1,000***	Change	2011 tax on a home worth \$200,000	Dollar increase (decrease)
Edgerton		\$21.89	1.002	21.93	2.84%	4,386.31	121.24
Fitchburg	Oregon	\$22.75	0.982	22.33	4.65%	4,465.51	198.51
	Madison	\$21.94	0.982	21.53	4.18%	4,306.43	172.89
	Verona	\$23.13	0.982	22.70	3.78%	4,540.15	165.30
Madison		\$23.04	0.982	22.62	3.82%	4,523.63	166.38
Middleton		\$19.45	0.994	19.34	1.95%	3,867.27	73.96
Monona		\$21.15	1.014	21.44	3.03%	4,287.40	125.99
Stoughton		\$21.68	0.968	20.98	6.14%	4,195.21	242.73
Sun Prairie		\$24.17	0.975	23.56	5.57%	4,711.66	248.79
Verona		\$21.62	1.023	22.11	3.11%	4,422.09	133.26
TOTAL CITIES AVERAGE				\$21.85	3.92%		
Average without Edgerton****				\$21.84	4.04%		
VILLAGES							
Belleville		\$20.90	0.999	20.88	6.85%	4,176.34	267.74
Black Earth		\$19.43	1.009	19.61	-2.41%	3,922.75	(96.74)
Blue Mounds		\$21.21	0.962	20.41	4.61%	4,082.63	180.05
Brooklyn		\$22.88	0.995	22.77	5.43%	4,553.95	234.50
Cambridge		\$23.51	0.983	23.12	1.93%	4,623.63	87.36
Cottage Grove		\$20.43	1.005	20.53	2.24%	4,106.89	90.05
Cross Plains		\$20.57	0.998	20.53	0.25%	4,105.76	10.33
Dane		\$22.63	0.941	21.29	3.40%	4,258.63	139.99
Deerfield		\$22.06	1.009	22.26	8.63%	4,451.37	353.50
DeForest		\$21.16	1.012	21.43	3.98%	4,285.23	163.96
Maple Bluff		\$20.53	0.997	20.47	0.99%	4,093.10	39.96
Marshall		\$20.85	0.965	20.12	4.48%	4,023.22	172.34
Mazomanie		\$20.05	1.023	20.51	1.87%	4,101.31	75.27
McFarland		\$21.70	0.996	21.61	2.42%	4,322.59	101.97
Mount Horeb		\$19.45	1.002	19.49	4.12%	3,898.99	154.35
Oregon		\$20.32	1.000	20.33	4.74%	4,066.43	183.91
Rockdale		\$21.97	0.940	20.66	1.78%	4,131.67	72.23
Shorewood Hills		\$20.74	0.921	19.11	3.16%	3,821.01	116.94
Waunakee		\$21.33	0.983	20.98	2.64%	4,195.06	108.02
TOTAL VILLAGES AVERAGE				\$20.85	3.20%		
TOWNS							
Albion	Cambridge	\$19.43	1.011	19.65	1.31%	3,929.65	50.75
	Edgerton	\$16.00	1.011	16.18	1.79%	3,235.23	57.01
	Stoughton	\$16.11	1.011	16.29	5.34%	3,257.89	165.14
Berry	Middleton-Cross Plains	\$16.29	1.021	16.62	6.62%	3,324.69	206.36
	Wisconsin Heights	\$15.68	1.021	16.00	2.45%	3,200.49	76.68
Black Earth	Wisconsin Heights	\$16.31	1.026	16.73	0.52%	3,346.20	17.16
	River Valley	\$16.58	1.026	17.01	3.12%	3,402.30	102.82
Blooming Grove	Monona Grove	\$20.42	1.002	20.46	2.79%	4,091.82	110.96
	Madison	\$18.49	1.002	18.52	2.81%	3,704.42	101.15
	Oregon	\$19.34	1.002	19.38	3.71%	3,875.79	138.55
	McFarland	\$19.37	1.002	19.41	2.89%	3,882.42	109.14
Blue Mounds	Barneveld	\$15.27	1.023	15.62	5.15%	3,124.56	153.12
	Mt. Horeb	\$15.87	1.023	16.24	3.53%	3,247.36	110.59
Bristol	Sun Prairie	\$17.20	1.009	17.35	5.03%	3,469.24	166.12
	Columbus	\$15.15	1.009	15.28	4.17%	3,056.33	122.28
Burke	Deforest	\$16.30	1.047	17.06	3.60%	3,412.38	118.59
	Sun Prairie	\$17.26	1.047	18.06	4.72%	3,612.97	162.90
Christiana	Madison	\$15.85	1.047	16.58	2.41%	3,316.44	77.97
	Cambridge	\$15.99	1.034	16.53	1.59%	3,305.73	51.76
	Deerfield	\$15.97	1.034	16.51	11.22%	3,301.85	333.00
	Stoughton	\$12.86	1.034	13.29	7.36%	2,658.21	182.30
Cottage Grove	Monona Grove	\$19.88	0.999	19.86	2.84%	3,972.90	109.58
	Deerfield	\$20.16	0.999	20.14	9.63%	4,027.86	353.69
	Stoughton	\$16.88	0.999	16.87	5.97%	3,374.27	190.07
Cross Plains	Middleton-Cross Plains	\$17.22	0.960	16.52	1.99%	3,304.97	64.54
	Wisconsin Heights	\$15.80	0.960	15.16	-4.58%	3,032.03	(145.58)
	Mt. Horeb	\$15.61	0.960	14.98	3.19%	2,995.33	92.58
Dane	Lodi	\$17.33	0.976	16.92	3.88%	3,383.18	126.46
	Waunakee	\$17.01	0.976	16.61	1.96%	3,321.17	63.99
	Sauk Prairie	\$15.15	0.976	14.79	0.40%	2,957.03	11.90
Deerfield	Deerfield	\$19.44	0.977	19.00	9.45%	3,799.32	327.91
	Cambridge	\$19.58	0.977	19.14	1.91%	3,828.11	71.61
	Marshall	\$16.42	0.977	16.05	5.46%	3,209.90	166.19
Dunkirk	Edgerton	\$15.72	1.032	16.23	2.92%	3,245.60	92.14
	Stoughton	\$15.83	1.032	16.34	6.51%	3,268.15	199.86
Dunn	Oregon	\$18.62	0.951	17.70	8.29%	3,540.52	270.96
	McFarland	\$18.59	0.951	17.67	4.08%	3,534.93	138.55
	Stoughton	\$16.55	0.951	15.73	3.79%	3,146.45	114.93
Madison	Madison	\$24.19	0.896	21.67	2.81%	4,333.88	118.63
Mazomanie	Wisconsin Heights	\$14.72	1.029	15.15	-1.46%	3,029.46	(44.75)
	Sauk Prairie	\$14.65	1.029	15.08	2.87%	3,015.57	84.01
Medina	Marshall	\$16.63	0.984	16.35	3.36%	3,270.44	106.24
Middleton	Middleton-Cross Plains	\$16.33	1.014	16.56	0.28%	3,312.21	9.24
Montrose	Belleville	\$15.50	1.019	15.80	4.93%	3,160.09	148.43
	Verona	\$18.31	1.019	18.66	4.58%	3,732.93	163.51
	New Glarus	\$17.98	1.019	18.32	3.64%	3,664.99	128.69
	Oregon	\$18.00	1.019	18.35	3.35%	3,669.30	118.99
Oregon	Oregon	\$17.32	1.010	17.48	3.87%	3,496.71	130.43
	Belleville	\$14.77	1.010	14.91	6.54%	2,981.95	183.10
Perry	New Glarus	\$17.20	1.063	18.29	6.14%	3,658.23	211.72
	Pecatonica	\$17.71	1.063	18.83	-0.83%	3,766.13	(31.40)
	Mt. Horeb	\$15.30	1.063	16.27	6.36%	3,254.72	194.76
Pleasant Springs	McFarland	\$17.76	0.959	17.03	2.82%	3,405.67	93.55
	Stoughton	\$15.72	0.959	15.07	6.32%	3,014.74	179.31
Primrose	New Glarus	\$17.85	1.02	18.21	5.20%	3,641.89	179.90
	Mt Horeb	\$15.84	1.02	16.16	4.49%	3,231.67	138.93
Roxbury	Sauk Prairie	\$15.19	1.002	15.22	0.27%	3,044.83	8.28
	Lodi	\$17.31	1.002	17.35	6.06%	3,469.76	198.16
	Wisconsin Heights	\$15.55	1.002	15.58	0.71%	3,115.57	21.96
Rutland	Oregon	\$18.45	0.985	18.18	2.25%	3,635.60	80.09
	Stoughton	\$16.49	0.985	16.25	6.94%	3,249.91	210.82
Springdale	Mt. Horeb	\$14.91	0.986	14.70	6.42%	2,939.52	177.43
	Verona	\$17.30	0.986	17.06	2.97%	3,412.43	98.27
Springfield	Middleton-Cross Plains	\$15.78	0.991	15.64	-0.70%	3,128.16	(22.21)
	Waunakee	\$16.79	0.991	16.65	1.52%	3,329.01	49.99
	Sauk Prairie	\$14.96	0.991	14.82	-0.07%	2,964.92	(2.02)
Sun Prairie	Monona Grove	\$18.77	1.009	18.94	2.92%	3,788.20	107.62
	Marshall	\$15.76	1.009	15.91	3.93%	3,182.04	120.22
	Sun Prairie	\$18.31	1.009	18.48	5.12%	3,696.33	180.03
Vermont	Wisconsin Heights	\$16.42	1.001	16.44	-2.75%	3,288.38	(92.86)
	Mt. Horeb	\$16.78	1.001	16.80	8.77%	3,359.78	271.02
Verona	Verona	\$19.19	0.985	18.90	2.49%	3,779.62	91.69
Vienna	Deforest	\$19.20	0.949	18.22	3.73%	3,643.24	131.16
	Lodi	\$19.53	0.949	18.53	4.43%	3,705.27	157.14
	Waunakee	\$18.99	0.949	18.02	2.39%	3,603.86	83.96
	Poynette	\$17.03	0.949	16.16	5.20%	3,232.02	159.73
Westport	Middleton-Cross Plains	\$15.40	1.019	15.70	0.13%	3,139.10	3.93
	Waunakee	\$16.28	1.019	16.59	2.38%	3,318.37	77.11
Windsor	Deforest	\$20.92	0.930	19.46	4.17%	3,891.81	155.67
York	Columbus	\$17.74	0.951	16.87	7.52%	3,374.19	236.10
	Marshall	\$17.48	0.951	16.63	1.37%	3,325.26	44.89
	Waterloo	\$17.84	0.951	16.96	4.54%	3,392.82	147.50
	Sun Prairie	\$20.17	0.951	19.18	2.75%	3,836.79	102.52
TOTAL TOWNS AVERAGE				\$17.06	3.58%		

Source: Dane County